

MINUTES OF A MEETING OF THE
DEVELOPMENT CONTROL COMMITTEE
HELD IN THE COUNCIL CHAMBER,
WALLFIELDS, HERTFORD ON
WEDNESDAY 28 JULY 2010, AT 7.00 PM

PRESENT: Councillor W Ashley (Chairman).
Councillors M R Alexander, K A Barnes,
S A Bull, Mrs R F Cheswright, R N Copping,
J Demonti, R Gilbert, Mrs M H Goldspink,
G E Lawrence, D A A Peek, P A Ruffles,
S Rutland-Barsby, J J Taylor and R I Taylor.

ALSO PRESENT:

Councillors D Andrews, M G Carver and
G D Scrivener.

OFFICERS IN ATTENDANCE:

Glyn Day	- Principal Planning Enforcement Officer
Simon Drinkwater	- Director of Neighbourhood Services
Peter Mannings	- Democratic Services Assistant
Kevin Steptoe	- Head of Planning and Building Control
Alison Young	- Development Control Manager

162 APOLOGIES

Apologies for absence were submitted on behalf of
Councillors A L Burlton and B M Wrangles. It was noted
that Councillor P A Ruffles was substituting for Councillor
B M Wrangles.

163 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed the press and public to the meeting. The Chairman also welcomed those who were watching the live webcast.

The Chairman advised that he had agreed to accept two urgent items of business onto the agenda in respect of E/10/0229/A and E/08/0409/A – North Leys Cottage and North Leys, High Street, Much Hadham in the interests of the efficient operation of the service and to avoid delay. These items would be determined as Agenda Items 5q and 5r, following the other Enforcement matters.

The Chairman advised that he had also agreed to accept an urgent item of business onto the agenda in respect of Planning Obligations under Section 106 of the Town and Country Planning Act 1990 – Update and Renewal of Authority in the interests of the efficient operation of the service and to avoid delay. This item would be determined following the debate in respect of public speaking for the schools applications.

The Chairman reminded the Committee that the Planning Tour of the District would take place on 3 September 2010. He requested that Members inform him or the Head of Planning and Building Control of any sites they would like to be included in the tour.

The Chairman further reminded the Committee of the external training due to be run by Linda Russell on 29 September 2010, from 10.00 am to 4.00 pm in the Council Chamber, Wallfields, Hertford.

The Chairman advised that, with the consent of the Committee, Officers would provide Members with a written schedule of the late representations prior to each meeting of the Committee in place of the current practice of reading these out. This would be undertaken for a trial period of 6 months starting with the meeting on 25 August 2010.

The Chairman further advised that, with the consent of the Committee, Officers would be arranging a briefing in respect of the Benington Windfarm application. The Applicant and representatives of the Objectors would have the opportunity to brief Members on the proposals.

164 DECLARATIONS OF INTEREST

Councillor G E Lawrence declared a personal interest in application 3/10/0828/FP in that his wife and daughter worked at St Elizabeth's Day Centre, Much Hadham.

Councillors W Ashley, S A Bull, Mrs R F Cheswright, R Gilbert and J J Taylor declared personal interests in applications 3/10/0683/FP and 3/10/0981/FP in that they were acquainted with the applicant for both applications.

RESOLVED ITEMS

165 MINUTES

RESOLVED - that the Minutes of the Development Control Committee meeting held on 30 June 2010 be confirmed as a correct record and signed by the Chairman.

166 (A) 3/10/0569/FN - RENEWAL OF PLANNING PERMISSION (REFERENCE 3/06/2089/FP) ALLOWED ON APPEAL FOR THE CONSTRUCTION OF 1, 2 AND 3 STOREY DEVELOPMENT FOR RETAIL (A1, A2 AND A3) AND 18 FLATS; AND (B) 3/10/0570/LC - DEMOLITION OF EXISTING BUILDINGS AT THE DELLS AND 3A SOUTH STREET, BISHOPS STORTFORD, CM23 3AB FOR PEARLCROWN LTD

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0569/FN, subject to the applicant varying the legal agreement signed under application 3/06/2089/FP pursuant to Section 106 of the Town and Country Planning Act 1990, planning

permission be granted subject to the conditions now detailed.

The Director also recommended that, in respect of application 3/10/0570/LC, conservation area consent be granted subject to the conditions now detailed.

The Director stated that the condition of a 3 year time limit was a standard condition on most applications. The applicant had indicated a preference for a time limit of 5 years as the current financial climate made the scheme financially unviable.

The Director advised that the developer had provided Officers with a financial viability assessment based on a number of assumptions around the financial climate. The applicant had requested that the application be deferred to consider this further. Members were further advised that there were no particular unusual circumstances about the site and Officers had believed the condition should remain for a 3 year time limit and the matter be determined on that basis.

Councillor Mrs M H Goldspink expressed concern that there should be a higher provision of affordable housing on this site. She stated that the applicant should adhere to the East Herts Local Plan Second Review April 2007 requirement of 40% affordable housing.

The Director stated that it was not unreasonable to consider this site in relation to similar applications. He stressed that an appeal decision on an earlier application had arrived after the current local plan was adopted. The Inspector had not stipulated a requirement for 40% affordable housing.

The Director emphasised that Members should make a judgement as to whether they felt the circumstances had changed in respect of affordable housing provision. Officers believed the policy situation was unchanged and the Committee should consider the weight that should be

applied to the arguments that had been put forward on this application.

Councillor Mrs M H Goldspink proposed and Councillor J Demonti seconded, a motion that application 3/10/0569/FN be refused on the grounds that the provision of 40% affordable housing was a requirement of the East Herts Local Plan Second Review April 2007.

After being put to the meeting and a vote taken, this motion was declared LOST.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services that, subject to the applicant varying the legal agreement signed under application 3/06/2089/FP pursuant to Section 106 of the Town and Country Planning Act 1990, application 3/10/0569/FN be granted subject to the conditions now detailed.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services that application 3/10/0570/LC be granted subject to the conditions now detailed.

RESOLVED – that (A) subject to the applicant varying the legal agreement signed under application 3/06/2089/FP pursuant to Section 106 of the Town and Country Planning Act 1990 to cover the following matters:

DNS

1. £5,610 towards Secondary education;
2. £2,532 towards nursery education;
3. £732 towards childcare;
4. £174 towards youth;
5. £2,110 for libraries

in respect of application 3/10/0569/FP, planning permission be granted subject to the following conditions:

1. Three year time limit (1T121)
2. No development above ground shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and a sample panel shall be provided on site prior to the commencement of the above ground development and retained thereafter until the development is completed.

Reason: In the interests of the appearance of the development, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

3. No development above ground shall take place until detailed drawings at a scale of not less than 1:20 of the doors, windows, shop fronts and roof eaves details have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the development within the Conservation Area, and in accordance with policies ENV1 and BH6 of the East Herts Local Plan Second Review April 2007.

4. No development above ground shall take place until detailed drawings of all external extractor fans, condenser units, heater flues and meter boxes have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and

retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the development within the Conservation Area, and in accordance with policies ENV1 and BH6 of the East Herts Local Plan Second Review April 2007.

5. No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); planting plans and schedules of plants noting species, planting sizes and proposed numbers and planting densities.

Reason: To ensure the provision of amenity afforded by appropriate landscape design. in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority. If within a period of five years from the date of the planting of any tree or plant that tree or plant, or any tree or plant planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same

species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written approval to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.

7. The development hereby approved shall not be occupied until communal television facilities have been provided in accordance with details submitted to and approved in writing by the local planning authority. No external television reception facilities other than those shown on the approved details shall be provided.

Reason: To prevent the proliferation of telecommunication facilities in the interests of visual amenity.

8. The development hereby permitted shall not be brought into use until a Green Travel Plan to include proposals to enable all travel to and from the development to be by modes other than the private car has been submitted to and approved in writing by the local planning authority. The approved Plan shall be implemented within three months of the first occupation of the development.

Reason: To promote the use of non car modes of transport in accordance with national guidance in PPG13 and policy TR4 of East Herts Local Plan Second Review April 2007.

9. Access to and egress from the site during demolition and construction works shall be obtained only from the rear service road unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway and public safety

10. Other than the ground floor unit fronting onto South Street, which shall be used for purposes within Class A1 only, the ground floor units hereby permitted shall be used for no other purpose than those in Class A1, A2, and A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification):

Reason: To maintain the retail function and in the interests of the vitality and viability of the town centre, in accordance with policies STC2 and STC3 of the East Herts Local Plan Second Review April 2007.

11. A window display shall be provided at all times in the windows fronting South Street and in the windows of those units fronting The Dells that are in use for purposes within Class A1 and A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To maintain the retail function and in the interests of the vitality and viability of the town centre, in accordance with policies STC2 and STC3 of the East Herts Local Plan

Second Review April 2007.

12. Prior to the commencement of the development hereby approved, a scheme to ensure that the finished floor levels are set no lower than 57.25metres above ordnance datum shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with those details thereafter.

Reason: To reduce the risk of flooding to future occupants in accordance with Policy ENV19 of the East Herts Local Plan Second Review April 2007.

Directives:

1. Other Legislation (01OL1)
2. Highway Works (05FC2)
3. Street Naming and Numbering (19SN4).

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the saved policies of the East Herts Local Plan Second Review April 2007), and in particular policies SD1, SD2, HSG8, HSG4, HSG6, TR7, ENV1, ENV2, BH6 and IMP1. The balance of the considerations having regard to those policies and the Inspectors Decision in relation to LPA reference 3/06/2089/FP is that permission should be granted.

(B) in respect of application 3/10/0570/FP, conservation area consent be granted subject to the following condition:

DNS

1. Listed building three year time limit (1T141)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the saved policies of the East Herts Local Plan Second Review April 2007), and in particular the advise in Planning Policy Statement 5: Planning for the Historic Environment. The balance of the considerations having regard to those policies and the decision made within LPA reference 3/05/2319/LC is that permission should be granted.

- 167 3/10/0820/FN - RENEWAL OF PLANNING PERMISSION GRANTED UNDER REF. 3/07/1647/FP FOR THE ERECTION OF 14 APARTMENTS WITH PARKING AND LANDSCAPING, WITH NEW ACCESS FROM ST. JOHNS STREET AT FORMER CAR PARK TO THE DOLPHIN, MILL ROAD, HERTFORD FOR ALLUNITE LTD

Mr McClinton addressed the Committee in support of the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0820/FN, subject to the applicant or successor in title varying the legal agreement signed under application 3/07/1647/FP pursuant to Section 106 of the Town and Country Planning Act 1990 by midday on 13 August 2010, planning permission be granted subject to the conditions now detailed.

Councillor P A Ruffles broadly supported the renewal of the application. In respect of the access, he commented that the access via St John's Street was not a new access. The Director confirmed that the access was now well established as the entrance to this site.

Councillor R Gilbert commented that the section 106

obligations seemed very high for a development of 14 apartments. The Director commented that the supplementary planning documents in respect of open space contributions, which included maintenance, were largely responsible for the level of section 106 funding detailed in the report now submitted.

After being put to the meeting and vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services that, subject to the applicant or successor in title varying the legal agreement signed under application 3/07/1647/FP pursuant to Section 106 of the Town and Country Planning Act 1990 by midday on 13 August 2010, application 3/10/0820/FN be granted subject to the conditions now detailed.

RESOLVED – that (A) subject to the applicant or successor in title varying the legal agreement signed under application 3/07/1647/FP pursuant to Section 106 of the Town and Country Planning Act 1990 by midday on 13 August 2010 to cover the following matters:

DNS

1. £11,424 in respect of primary schools;
2. £6,216 in respect of secondary schools;
3. £1,806 in respect of libraries;
4. £182 in respect of youth facilities;
5. £798 in respect of childcare facilities;
6. £2,730 in respect of nursery facilities;
7. £7,000 Accessibility Contribution (index linked from 01/03/2006);
8. £9,819.53 in respect of outdoor sports facilities, plus £24,653.80 maintenance;
9. £1,450.31 in respect of children and young people, plus £2,783.09 maintenance;
10. £1,064 in respect of recycling facilities;
11. £300 standard monitoring fee per clause.

in respect of application 3/10/0820/FN, planning permission be granted subject to the following conditions:

1. Three year time limit (1T12)
2. Programme of archaeological work (2E02 please add 'applicant or successors in title')
3. Complete accordance (2E101)
4. Levels (2E05)
5. Boundary walls and fences (2E07)
6. Samples of materials (2E12)
7. Lighting details (2E27)
8. Communal TV facilities (2E28)
9. Cycle Parking Facilities (2E29)
10. Protection of archaeological regime (2E31)
11. Contaminated land survey and remediation (2E33)
12. Prior to the commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the LPA.

Reason: To ensure the site no longer poses a risk to groundwater in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007 and PPS23 'Planning and Pollution Control'.

13. New Doors and Windows- unlisted buildings (2E34)
14. Sample Brickwork Panel- unlisted buildings (2E35)
15. External details of extraction equipment (2E37)
16. Prior to first occupation of the development hereby approved, all access and junction arrangements serving the development shall be completed in accordance with the approved in principle plans and constructed to the specification of the Highway Authority and satisfaction of the Local Planning Authority.

Reason: To ensure that the access is constructed to an appropriate specification in the interests of highway safety and convenience.

17. Prior to first occupation of the development hereby approved the existing footway along the Mill Road frontage of the site shall be widened to 2.0 meters in accordance with details to be first submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety and pedestrian movement.

18. Prior to the first use of the access hereby approved a triangular vision splay shall be

provided on each side of the new access and shall measure 2.0 metres along the fence, wall, hedge or other means of definition of the front boundary of the site, and 2.0 metres measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic likely to use it.

19. Retention of parking space (3V04)
20. Construction parking and storage (3V221)
21. Wheel washing facilities (3V25)
22. Landscape design proposals (4P12)
23. Landscape works implementation (4P13)
24. Landscape maintenance (4P17)
25. Hours of working - plant and machinery (6N05)
26. Piling or other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given to those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: To protect groundwater from contamination in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007 and PPS23 'Planning and Pollution Control'.

27. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given to those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: To protect groundwater from contamination in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007 and PPS23 'Planning and Pollution Control'.

28. Prior to the commencement of development, specification details for any ground source pumps shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency.

Reason: In order to protect groundwater in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007 and PPS23 'Planning and Pollution Control'.

Directives:

1. Other Legislation (01OL)
2. Footpath crossing (05FC)
3. Street Naming and Numbering (19SN)

Summary of Reasons for Decision

The proposal has been considered with regard to

the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular policies SD1, SD2, HSG6, TR1, TR2, TR7, TR14, ENV1, ENV2, ENV3, ENV20, BH1, BH2, BH3, BH6, LRC3 and LRC1, and PPS1, PPS3, PPS5, PPG13 and PPS23. The balance of the considerations having regard to those policies is that permission should be granted.

(B) where the legal agreement referred to in recommendation (A) is not completed by midday on 13 August 2010 the Director of Neighbourhood Services be authorised to refuse planning permission for the following reason:

DNS

1. The proposal fails to make adequate financial provision for infrastructure improvements necessary to support the proposed development. The development is thereby contrary to policy IMP1 of the East Herts Local Plan Second Review April 2007.

168 3/10/0828/FP - ERECTION OF A NEW DAY CARE, COMMUNITY AND SPORTS CENTRE AT ST ELIZABETH'S SCHOOL AND HOME, SOUTH END, PERRY GREEN, MUCH HADHAM, SG10 6EW FOR ST ELIZABETH'S DAY CENTRE

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0828/FP, planning permission be granted subject to the conditions now detailed.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services that application 3/10/0828/FP be granted subject to the conditions now detailed.

RESOLVED – that in respect of application

DNS

3/10/0828/FP, planning permission be granted subject to the following conditions:

1. Three Year Time Limit (1T121).
2. Samples of materials (2E123).
3. Lighting Details (2E272).
4. Landscaping a, c, d, f, i, j, k, l. (4P124).
5. Landscape works implementation (4P133).
6. Construction hours of working – plant and machinery (6N072).
7. Wheel washing facilities (3V251).

Directive:

1. This planning permission gives no entitlement to affect the public rights of way on the application site. Any diversion, extinguishment or creation of a public right of way needs its own legal authority before any works affecting the right of way can be commenced. Please contact Hertfordshire County Council Transportation Planning and Policy Unit on 01992 555555, for advice regarding Footpath 44 which adjoins the site.

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the saved policies of the East Herts Local Plan Second Review April 2007), and in particular policies GBC3, GBC4, TR7, ENV1, ENV2, ENV23, ENV24 and ENV25. The balance of the considerations having regard to those policies and the permission granted in July 2007

under LPA reference 3/07/0756/FP is that permission should be granted.

- 169 (A) 3/09/1853/FN - RE-DEVELOPMENT OF SITE, ERECTION OF 24 FLATS WITH ASSOCIATED PARKING (RENEWAL OF LPA REFERENCE 3/06/1854/FP); AND (B) 3/09/1854/LC DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AT 110-114 SOUTH STREET, BISHOP'S STORTFORD FOR R PETERS PROPERTIES
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The Director of Neighbourhood Services recommended that, in respect of application 3/09/1853/FN, planning permission be refused for the reasons now detailed. The Director of Neighbourhood Services also recommended that, in respect of application 3/09/1854/LC, conservation area consent be granted subject to the conditions now detailed.

Councillor Mrs M H Goldspink stated that the Committee would be unreasonable to refuse this application on the grounds of no affordable housing. She further stated that the design was very pleasing and sat well within the surrounding area. Councillor Goldspink also referred to the availability of parking and amenity space.

The Director acknowledged the similarities between this scheme and a previous application. However, a material difference was the absence of an appeal decision in this case.

Councillor R Gilbert addressed the Committee in opposition to the application. He expressed concerns in relation to overdevelopment and insufficient parking provision.

Councillor Mrs M H Goldspink proposed and Councillor K A Barnes seconded, a motion that applications 3/09/1853/FP and 3/09/1854/LC be deferred to enable Officers to negotiate in respect of section 106 legal obligations and conditions.

After being put to the meeting and a vote taken, this motion was declared LOST.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services that, in respect of application 3/09/1853/FN, planning permission be refused for the reasons now detailed. The Committee also supported the Director's recommendation that, in respect of application 3/09/1854/LC, conservation area consent be granted subject to the conditions now detailed.

RESOLVED – that in respect of application 3/09/1853/FP, planning permission be refused for the following reason:

DNS

1. The proposal fails to make adequate provision for affordable housing and financial provision for highways and other infrastructure improvements, and open space provision to mitigate against the impact of the proposed development on local infrastructure. It would thereby be contrary to the provisions of policies IMP1 and HSG3 of the East Herts Local Plan Second Review April 2007.

(B) in respect of application 3/09/1854/LC, Conservation Area Consent be granted subject to the following conditions:

DNS

1. Listed building three year time limit (1T141)
2. Conservation Area (demolition) (8L123)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007). The balance of the

considerations having regard to that policy and the permission granted within reference 3/06/1856/LC is that permission should be granted.

170 3/10/0683/FP - ERECTION OF ENCLOSED OBSERVATION PLATFORM (RETROSPECTIVE) AT PARADISE WILDLIFE PARK, WHITE STUBBS LANE, BAYFORD, EN10 7QA FOR MR P SAMPSON

Mr Sampson addressed the Committee in support of the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0683/FP, planning permission be refused for the reasons now detailed.

The Director confirmed that Officers had now heard from Brickendon Liberty Parish Council in that the Parish Council had no objections to the application. There had been no objection from the County Archaeologist.

Councillor M R Alexander stated that the proposed development sat well within the surrounding built environment. He stressed that the observation platform would provide shelter in inclement weather and would enhance the viewing of the big cat enclosure.

Councillor Alexander referred to paragraph 7.4 of the report now submitted in that the case Officer had considered that the enclosed structure could be considered to be reasonable in terms of Green Belt policy and policy LRC10 of the East Herts Local Plan Second Review April 2007.

Councillor S Rutland-Barsby stated that the proposed development provided a wonderful opportunity for people with disabilities.

Councillor M R Alexander proposed and Councillor Mrs R F Cheswright seconded, a motion that, subject to conditions to be applied by Officers, application

3/10/0683/FP be granted in that the application complied with policy LRC10 of the East Herts Local Plan Second Review April 2007.

After being put to the meeting and a vote taken, this motion was declared CARRIED.

The Committee rejected the recommendation of the Director of Neighbourhood Services that application 3/10/0683/FP be refused planning permission for the reason now detailed.

RESOLVED – that in respect of application 3/10/0683/FP, planning permission be granted.

DNS

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular policies GBC1, ENV1, ENV2, ENV11, BH1 and LRC10 and PPG2. The balance of the considerations having regard to those policies is that permission should be granted.

171 3/10/0981/FP - ERECTION OF ELEVATED OBSERVATION WALKWAYS TO BIG CAT ENCLOSURES (EXTENSION TO EXISTING WALKWAY) (PART RETROSPECTIVE) AT PARADISE WILDLIFE PARK, WHITE STUBBS LANE, BAYFORD, EN10 7QA FOR MR P SAMPSON

Mr Sampson addressed the Committee in support of the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0981/FP, planning permission be refused for the reasons now detailed.

The Director confirmed that Officers had now heard from

Brickendon Liberty Parish Council in that the Parish Council had no objections to the application.

Councillor J Demonti proposed and Councillor S A Bull seconded, a motion that, subject to conditions to be applied by Officers, application 3/10/0981/FP be granted on the grounds that the application complied with policies LRC1 and LRC10 of the East Herts Local Plan Second Review April 2007.

After being put to the meeting and a vote taken, this motion was declared CARRIED.

The Committee rejected the recommendation of the Director of Neighbourhood Services that application 3/10/0981/FP be refused planning permission for the reason now detailed.

RESOLVED – that in respect of application 3/10/0981/FP, planning permission be granted.

DNS

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular policies GBC1, GBC14, ENV1, ENV2, ENV11, BH1 and LRC10 and PPG2. The balance of the considerations having regard to those policies is that permission should be granted.

172 3/10/0687/FP - GROUND FLOOR EXTENSION WITH RAMPED ACCESS AT SPELLBROOK JMI SCHOOL, LONDON ROAD, SPELLBROOK, CM23 4BA FOR SPELLBROOK SCHOOL

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0687/FP, planning permission be granted subject to the conditions now

detailed.

The Committee supported the recommendation of the Director of Neighbourhood Services that application 3/10/0687/FP be granted subject to the conditions now detailed.

RESOLVED – that in respect of application 3/10/0687/FP, planning permission be granted subject to the following conditions:

DNS

1. Three year time limit (1T12).

Directive:

1. Other legislation (01OL).

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular policies SD2, GBC1, and ENV1. The balance of the considerations having regard to those policies, and other material considerations, is that permission should be granted.

173 3/10/0308/FP - RESIDENTIAL DEVELOPMENT OF 2 NO. 4 BED AND 2 NO. 2 BED DWELLINGS AT NEW MEAD NURSERY, WALKERN ROAD, BENINGTON, SG2 7LS FOR PAGE AND WATTS LTD

Mr Watts addressed the Committee in support of the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0308/FP, planning permission be refused for the reasons now detailed.

The Director reported that Officers had been passed a

copy of a letter from an adjacent resident expressing an interest in purchasing the land for recreational purposes in the form of paddocks and a ménage. Members were referred to a letter from the applicant's agent that had been circulated to the Committee.

Councillor G D Scrivener, as the local ward Member, referred to the long history of applications on this site. He also referred to the site being in a very poor state and stressed that it had not been used for agriculture for many years.

Councillor Scrivener stated that the best way forward for this site would be some form of development. He emphasised that the applicant was willing to negotiate with Officers in respect of a section 106 legal agreement in relation to affordable housing.

Councillor S A Bull commented that the applicant was willing to draw up an agreement in respect of key worker housing. He supported the application and referred to the willingness of the developer to offer 50% affordable housing for key workers.

Councillor R Gilbert stated that policy ENV1 of the East Herts Local Plan Second Review April 2007 did not apply to this application. He referred to the importance of a securing a Section 106 legal agreement in respect of securing the 50% affordable housing.

Councillor R N Copping stressed the importance of Officers addressing the issue of the Section 106 contributions before this application was approved. Councillor M R Alexander commented on whether it would be appropriate to defer the application so that Officers could finalise the Section 106 legal obligations.

The Director confirmed that Members might wish to delegate authority to Officers in respect of Section 106 obligations. He stressed that the Committee should consider the importance of ensuring the management of

the affordable units by a registered social landlord.

Councillor S A Bull proposed and Councillor R Gilbert seconded, a motion that application 3/10/0308/FP be deferred to enable Officers to secure an agreement under section 106 of the Town and Country Planning Act 1990 to cover the provision of two units of affordable housing.

After being put to the meeting and a vote taken, this motion was declared CARRIED.

The Committee rejected the recommendation of the Director of Neighbourhood Services that application 3/10/0308/FP be refused planning permission for the reason now detailed.

RESOLVED – that (A) authority be delegated to the Director of Neighbourhood Services to secure an agreement under s.106 of the Town and Country Planning Act 1990 to cover the following matters:

DNS

- Two units of affordable housing; and
- £300 monitoring fee per clause.

(B) thereafter, in respect of application 3/10/0308/FP, planning permission be granted subject to conditions to be formulated by Officers.

DNS

174 3/10/0799/FP - EXTENSION TO EXISTING CREMATORIUM BUILDING AND REST FACILITY WITH ASSOCIATED CAR PARKING AT HARWOOD PARK CREMATORIUM, WATTON ROAD, STEVENAGE, SG2 8XT FOR HARWOOD PARK CREMATORIUM LIMITED

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0799/FP, planning permission be granted subject to the conditions now detailed.

After being put to the meeting and a vote taken, the

Committee supported the recommendation of the Director of Neighbourhood Services that application 3/10/0799/FP be granted subject to the conditions now detailed.

RESOLVED – that in respect of application 3/10/0799/FP, planning permission be granted subject to the following conditions:

DNS

1. Three year time limit (1T12).
2. Programme of archaeological work (2E02 – please delete ‘No development shall take place...’ and add ‘Construction of the extension to the main building shall not take place...’).
3. Matching materials (2E13 – please add ‘unless otherwise agreed in writing by the Local Planning Authority’).
4. No external lighting (2E26).
5. Hedge retention and protection (4P06).
6. Landscaping design proposals (4P12 b,c,d,e,i,j,k).
7. Landscape works implementation (4P13).
8. Withdrawal of P.D. (Part 2 Class A) (2E21).
9. The presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority, and remediated in accordance with a scheme to be submitted and approved in writing.

Reason: To ensure adequate protection of human health, the environment and water courses in accordance with policy ENV20 of

the East Herts Local Plan Second Review
April 2010 and PPS23 'Planning and Pollution
Control'.

Directive:

1. Other legislation (01OL).

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular policies GBC1, GBC14, TR7, ENV1, ENV2, ENV20, BH1 and PPS1, PPG2, PPS5 and PPS23. The balance of the considerations having regard to those policies, and permission 3/98/1817/FP, is that permission should be granted.

- 175 3/10/0807/FP - FIRST FLOOR OFFICE EXTENSION AT HORSE CROSS, STANDON ROAD, STANDON, SG11 2PU FOR HOWE FENCING LTD

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0807/FP, planning permission be granted subject to the conditions now detailed.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services that application 3/10/0807/FP be granted subject to the conditions now detailed.

RESOLVED – that in respect of application 3/10/00807/FP, planning permission be granted subject to the following conditions:

DNS

1. Three year time limit (1T12).

Directive:

1. Other legislation (01OL).

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular policies GBC3, OSV6 and ENV1. The balance of the considerations having regard to those policies, and the limited harm associated with the proposed development is that permission should be granted.

176 3/10/1038/FP - SINGLE STOREY REAR EXTENSION AT 24 BLENHEIM COURT, BISHOP'S STORTFORD, HERTS, CM23 4PF FOR MR MARK PETTIT

The Director of Neighbourhood Services recommended that, in respect of application 3/10/1038/FP, planning permission be granted subject to the conditions now detailed.

The Director reported that Bishop's Stortford Town Council had raised no objections to the application. In response to a query from Councillor R Gilbert, the Director confirmed that the single storey rear extension would not extend behind the garage. He stated however, that the limit of the proposed development would be beyond the extent of the garage.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services that application 3/10/1038/FP be granted subject to the conditions now detailed.

RESOLVED – that in respect of application 3/10/1038/FP, planning permission be granted

DNS

subject to the following conditions:

1. 1T121 – Three year time limit.
2. 2E133 – Matching materials.

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular ENV1, ENV5 and ENV6. The balance of the considerations having regard to those policies is that permission should be granted.

177 3/10/0857/FP - SINGLE STOREY REAR EXTENSION AT RIVER LODGE, LOWER HATFIELD ROAD, BAYFORD, HERTFORD, HERTS, SG13 8LB FOR MRS G GREEN

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0857/FP, planning permission be granted subject to the conditions now detailed.

After being put to the meeting and a vote taken, the Committee accepted the recommendation of the Director of Neighbourhood Services that application 3/10/0857/FP be granted subject to the conditions now detailed.

RESOLVED – that in respect of application 3/10/0857/FP, planning permission be granted subject to the following conditions:

DNS

1. Three year time limit (1T12).
2. Matching materials (2E13).
3. Hedge retention and protection (4P06).

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular policies SD2, GBC1, ENV1, ENV5, ENV6 and ENV11. The balance of the considerations having regard to those policies and the impact of the development in this case is that permission should be granted.

178 E/09/0428/B - UNAUTHORISED SHED ON LAND AT HERTFORD TOWN CHURCH, HARTHAM LANE, HERTFORD, SG14 1QN

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/09/0428/B, enforcement action be authorised on the basis now detailed.

The Director confirmed that Officers had been in negotiations with a representative of the Hertford Town Church. He referred to an e-mail to that representative confirming that Officers were satisfied with the layout of proposed alterations to storage arrangements on this site.

Councillor P A Ruffles expressed concerns in relation to the potentially damaging impact of the exterior fencing. He also stated that the adornment of the fence with banners had adversely affected the character of the area. The Director confirmed that the fence and the banners were not covered by general permitted development rules and Officers would consider these unauthorised developments when issuing an enforcement notice.

After being put to the meeting and a vote taken, the Committee supported the Director's recommendation for enforcement action to be authorised in respect of the site relating to E/09/0428/B on the basis now detailed.

RESOLVED – that in respect of E/09/0428/B, the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to take enforcement action under Section 172 of the Town and Country Planning Act 1990 and any such further steps as may be required to secure the removal of the unauthorised development from the land.

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Period for compliance: 28 days.

Reasons why it is expedient to issue an enforcement notice:

1. The timber shed by its design, size and siting is considered to be of a poor standard of design and is detrimental to the character and appearance of the Hertford Conservation Area, wherein the site situated, contrary to saved policies ENV1 and BH6 of the East Herts Local Plan Second Review April 2007.

179 E/10/0020/B - UNAUTHORISED ERECTION OF AN OUTBUILDING WITHIN THE CURTILAGE OF ORCHARD COTTAGES, EPPING GREEN, SG13 8ND

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/10/0020/B, enforcement action be authorised on the basis now detailed.

The Committee supported the Director's recommendation for enforcement action to be authorised in respect of the site relating to E/10/0020/B on the basis now detailed.

RESOLVED – that in respect of E/10/0020/B, the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to take enforcement action under Section 172 of the Town and Country Planning Act

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1990 and any such further steps as may be required to secure the removal of the unauthorised building.

Period for compliance: 3 months.

Reasons why it is expedient to issue an enforcement notice:

1. The cumulative effect of the outbuilding, together with the extensions previously added to the property, has resulted in disproportionate additions, out of keeping with the character and appearance of the original dwelling, and to the detriment of the openness of the Green Belt, and the character and appearance of the area, thereby contrary to saved policies GBC1, ENV1, and ENV5 of the East Herts Local Plan Second Review April 2007 and to national planning policy contained in PPG2.
2. The outbuilding by reason of its size, scale and design, and in particular the roof form is of a poor standard of design unsympathetic to the character and appearance of the existing dwelling and neighbouring properties and would thereby be contrary to saved policies ENV1 and ENV5 of the East Herts Local Plan Second Review April 2007 and to national planning policy contained in PPS1 at paragraph 34.

180 E/10/0015/B - UNAUTHORISED STAINLESS STEEL EXTRACTION FLUE AND UNAUTHORISED ILLUMINATED SIGNAGE AT 5 WARE ROAD, HERTFORD, SG13 7DY

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/10/0015/B, enforcement action be authorised on the basis now detailed.

The Director stated that Officers had met with the manager of the property. The manager had agreed to remove the unauthorised steel extraction flue subject to the consent of environmental health. The manager had also agreed to disconnect the unauthorised illuminated fascia sign.

In response to a query from Councillor R Gilbert, the Director confirmed that the extraction flue was related to the pizza outlet.

The Committee supported the Director's recommendation for enforcement action to be authorised in respect of the site relating to E/10/0015/B on the basis now detailed.

RESOLVED – that in respect of E/10/0015/B, the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to take enforcement action under Sections 172 and 224 of the Town and Country Planning Act 1990 and any such further steps as may be required to secure the removal of the unauthorised advertisements and development from the land.

DNS/
DIS

Period for compliance: 28 days.

Reasons why it is expedient to issue an enforcement notice and/or commence legal proceedings:

1. The site lies within the Conservation Area of Hertford as defined in the East Hertfordshire Local Plan Second Review April 2007, wherein there is a presumption against development inappropriate to the character and appearance of the area. The extraction flue, by reason of its scale, height, proportions, form, materials and siting in relation to the building itself, adjacent

buildings and the general character and appearance of the area on this building is contrary to saved policies BH5 and BH6 of the East Hertfordshire Local Plan Second Review April 2007.

2. The unauthorised signage and the associated light fittings are out of keeping with and detrimental to the character and appearance of the surrounding Conservation Area and the perceptions of the locality as a historic town and shopping centre, contrary to saved policy BH15 of the East Hertfordshire Local Plan Second Review April 2007.

181 E/09/0383/B - UNAUTHORISED ALTERATION TO SHOP FRONT ON LISTED BUILDING AT 18 BALDOCK STREET, WARE, SG12 9DZ

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/09/0383/B, enforcement action be authorised on the basis now detailed.

The Committee supported the Director's recommendations for enforcement action to be authorised in respect of the site relating to E/09/0383/B on the basis now detailed.

RESOLVED – that (A) in respect of E/09/0383/B, the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to take enforcement action under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and/or 172 of the Town and Country Planning Act 1990 and any such further steps as may be required to secure the removal of the unauthorised alterations to the shop front and the reinstatement of the listed building features.

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(B) the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to commence legal proceedings under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Period for compliance: 2 months

Reason why it is expedient to issue an enforcement notice:

1. The unauthorised alterations to the shopfront have caused substantial harm to the character of this Grade II listed building, contrary to policies HE9.1 and HE9.2(i) of Planning Policy Statement 5: Planning for the Historic Environment (2010), and saved policy BH14 of the East Herts Local Plan Second Review April 2007.

182 E/10/0229/A - THE UNAUTHORISED REMOVAL OF VARIOUS ARCHITECTURAL/HISTORIC FEATURES OF THE GRADE II LISTED BUILDING AT NORTH LEYS COTTAGE, HIGH STREET, MUCH HADHAM, HERTS, SG10 6DB

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/10/0229/A, enforcement action and prosecution proceedings be authorised on the basis now detailed.

The Director advised that a letter had been received from the builders acknowledging that various architectural and historic features had been removed from the grade 2 listed building. The letter had stated that the builder would be happy to submit plans to reinstate the features that had been removed.

Councillor M G Carver, as the local ward Member, thanked the Planning Sub-Committee of Much Hadham Parish Council for their comments on this case. He

stressed the importance of maintaining and enhancing the integrity of listed buildings in East Herts and commented that the level of damage to the cottage had been inexcusable. He supported the Officer's recommendation and commented that the features that had been lost should be reinstated to closely match the original designs.

After being put to the meeting and a vote taken, the Committee supported the Director's recommendations for enforcement action and prosecution proceedings to be authorised in respect of the site relating to E/09/0229/A on the basis now detailed.

RESOLVED – that (A) in respect of E/09/0229/A, the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to take enforcement action under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and any such further steps as may be required to secure the replacement of the staircase, windows and doors and the restoration of the listed building in accordance with a detailed specification of works to be formulated by Officers, and agreed in consultation with the Chairman of the Committee.

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Period for compliance: 4 Months

Reason why it is expedient to issue an enforcement notice:

1. The unauthorised removal of the architectural/historic features from this heritage asset is detrimental to the historic character and appearance of the Grade II Listed building. The works are therefore contrary to policy HE7 and policy HE9 of Planning Policy Statement 5.

(B) the decision of the Director of Neighbourhood Services to commence prosecution proceedings in respect of the

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unauthorised works to this Grade II listed building, be endorsed.

183 E/08/0409/A - THE UNAUTHORISED REMOVAL OF THE MAIN STAIRCASE AND REPLACEMENT OF THE MAIN FRONT ENTRANCE DOOR OF THE GRADE II LISTED BUILDING AT NORTH LEYS, HIGH STREET, MUCH HADHAM, HERTS, SG10 6DE

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/08/0409/A, enforcement action be authorised on the basis now detailed.

The Director reported that the builder had stated that the front door had been manufactured to match sections of the original door. The new door had now been hung in position and the Council's Conservation Officer had been delighted with the result.

The Director stated that the builder had advised Officers that details of the replacement staircase were being prepared and would be submitted to Officers for approval prior to manufacture.

Councillor M G Carver stressed that there had been significant breaches of planning control that must be rectified. He emphasised the importance of applicants and agents liaising with Officers prior to any development taking place. He also stressed the importance of securing approval in writing from the local planning authority.

After being put to the meeting and a vote taken, the Committee supported the Director's recommendation for enforcement action to be authorised in respect of the site relating to E/08/0409/A on the basis now detailed.

RESOLVED – that in respect of E/08/0409/A, the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to take enforcement action under

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Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and any such further steps as may be required to secure the replacement of the main staircase and the main front door of the building in accordance with a detailed specification to be formulated by Officers, and agreed in consultation with the Chairman of the Committee.

Period for compliance: 4 months

Reason why it is expedient to issue an enforcement notice:

1. The unauthorised removal of the main staircase and main front door from this heritage asset is detrimental to the character and appearance of this Grade II listed building. The works are therefore contrary to policy HE7 and policy HE9 of Planning Policy Statement 5.

184 DECISION MAKING ARRANGEMENTS - SCHOOLS RELOCATION PROPOSALS, BISHOP'S STORTFORD

The Head of Planning and Building Control submitted a report setting out proposals for the process for dealing with public speaking relating to the new schools development in Bishop's Stortford. He referred to the extensive levels of interest in the matter, which had necessitated that special arrangements be put in place.

In response to a query from Councillor R Gilbert, the Chairman confirmed that the same amount of time would be made available to speakers in support or opposition to the proposals. Councillor Gilbert commented on whether there should be a maximum number of public speakers allowed to speak for a full 10 minutes.

The Head of Planning and Building Control stressed that Officers would be very rigorous in checking that public

speakers would not be repeating the comments of a previous speaker. Officers would be asking for a short summary of the points that speakers wished to make in advance of the meeting.

The Committee was advised that public speakers would be encouraged to only talk for the maximum time they felt they needed. The Head of Planning and Building Control emphasised that, to keep public speaking in proportion, where there was an obvious similarity between the points two speakers wished to raise, they would be asked to combine their address to the Committee.

In response to a query from Councillor Gilbert in respect of webcasting, Members were advised that the meeting would be recorded and made available on the internet the day after the meeting.

Councillor Mrs M H Goldspink commented on whether some shorter time slots should be made available to the public who did not require a full 10 minutes to address the Committee. The Head of Planning and Building Control stressed that the 10 minutes was very much being seen as a maximum. He stated that Officers would be making it clear that public speakers were not obliged to speak for 10 minutes and were very welcome to speak for less time if they wished.

Councillor Gilbert expressed concerns that public speakers might end up repeating the comments of a previous speaker. The Chairman reiterated that Officers would be checking the summaries submitted by public speakers to avoid repetition in the meeting.

The Committee approved the proposals as now detailed.

RESOLVED – that the public speaking arrangements set out in the report now submitted, be approved.

185 PLANNING OBLIGATIONS UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 - UPDATE AND RENEWAL OF AUTHORITY

The Director of Internal Services submitted a report recommending that an extension of time of six months from the date of this meeting be granted for the completion of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of the applications now detailed and, if an obligation was completed, the Director of Neighbourhood Services be authorised to grant permission in respect of the planning applications detailed in the report now submitted.

The Committee noted the updated schedule of planning obligations as now submitted and supported the recommendation of the Director of Internal Services that an extension of six months be granted for the conclusion of planning obligations detailed in the report now submitted.

RESOLVED – that (A) an extension of time of six months from the date of this meeting be granted for the completion of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of the following application and, if an obligation is completed, the Director of Neighbourhood Services be authorised to grant permission in respect of the following applications:

DNS

Planning Reference

Site and Proposals

1. 04.06.716

Land to South of Station Road Watton at Stone Residential development, community uses (doctor's surgery and early years and associated parking.

2. 04.06.718 Land West of Sele Farm Estate, Welwyn Road, Hertford Tennis centre incorporating indoor courts; pool; gym and outdoor facilities including outdoor swimming pool; tennis courts and golf range.
3. 04.06.719 Land off Tylers Close, West of Greenways, Buntingford Outline application for erection of 50 dwellings.
4. 04.05.611 Balls Park Mansion and Coach House Mangrove Road Hertford Conversion of stable block to provide 7 no. one bed and 5 no. two bed apartments. Rebuild single storey side and rear extensions and two storey front extension/ alterations to and conversion of Balls Park Mansion and Coach House to provide 27 apartments; reduce size of area B car park; provision of underground car parking; demolition of stable yard garages etc; erection of new garages and entrance to west wing.

(B) the Director of Internal Services report back following the grant of planning permission, or within 6 months of this meeting, whichever is the sooner.

DIS

186 ITEMS FOR REPORTING AND NOTING

RESOLVED – that the following reports be noted:

- (A) Appeals against refusal of planning permission / non determination;
- (B) Planning Appeals lodged;
- (C) Planning Appeals: Inquiry and Informal Hearing dates; and
- (D) Planning Statistics.

The meeting closed at 8.47 pm

Chairman
Date